

Loudoun County Planning Commission Subcommittee

*** October 20, 2010***

Route 28 CPAM

Background Information on the Southeast Quadrant of the Corridor (generally south of Route 606 and east of Route 28)

Distance from Route 28/CIT Metro Station



Proposed Route 28 Corridor Concept Map with
Distances from Route 28/CIT Metro Station



Overview – Fairfax County Adopted Text for the Transit Station Area

APR ITEMS: APR# 08-III-7UP; 08-III-11UP, 08-III-12UP

Adopted July 27, 2010

Summary of Adopted Land Uses:

Ring 1: Within ¼ mile: Mixed residential and non-residential uses at an intensity up to up to 2.8 FAR

- A high quality living environment should be created through the provision of well-designed mixed-use projects that provide active recreation, entertainment and other site amenities with the following components:
 - Residential - 35 to 45% of the total gross floor area of the development
 - Office, which may include space for research and development activities – 40 to 50% of the total gross floor area
 - Support retail uses, to be located in office, hotel or residential buildings – 2 to 5% of total gross floor area
 - Hotel uses - 5 to 15% of the total gross floor area

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- The current institutional use (CIT) is planned to remain and serves as a focal point for future development. Environmental Quality Corridors should be dedicated to the Fairfax County Park Authority or other land conservation entity.

Ring 2: Within ¼ -½ mile: Mixed residential and non-residential uses at an intensity up to 1.6 FAR

- A high quality living environment should be created through the provision of well-designed mixed-use projects that provide active recreation, entertainment and other site amenities.
 - Residential - 50 to 60% of the total gross floor area of the development with residential becoming the primary use as distance from the platform increases.
 - Office – 40 to 50% of the total gross floor area
 - Support retail uses, to be located in office, hotel or residential buildings – 0 to 2% of total gross floor area
 - Hotel uses - 5 to 15% of the total gross floor area
- Active recreation areas should be provided for employees and residents.
- The proposed development in Ring 2 and Ring 3 should be oriented toward the transit station area

Ring 3: Beyond ½ mile: Residential use at 16-20 dwelling units per acre, at an intensity up to .50 FAR

- Description the same as Ring 2.